

BOARD OF ZONING APPEALS
CITY OF MILWAUKEE

REGULAR MEETING – August 1, 2002
City Hall, Common Council Committee Room 301-B

MINUTES

PRESENT:

Chairman: Craig H. Zetley (*voting on items 1-40*)

Members: Henry P. Szymanski (*voting on items 1-40*)
Scott R. Winkler (*voting on items 1-40*)
Catherine M. Doyle (*voting on items 1-40*)
Roy B. Nabors (*voting on items 1-40*)

Alt. Board Members: Georgia M. Cameron

START TIME: 2:04p.m.

End Time: 2:32 p.m.

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
1	24310 Special Use	Chianti Clay, Lessee Request to occupy the premises as a recreational facility (teen dance hall).	851 W. Layton Av. A/K/A 841-81 W. Layton Ave. 13th Dist.
Action:		Denied	
Motion:		Henry Szymanski moved to deny the appeal. Seconded by Chairman Zetley.	
Vote:		2 Ayes, 3 Nays, 0 Abstained.	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
2	24290 Dimensional Variance	Valerie King, Property Owner Request to occupy the premises as a small group shelter care facility for 8 girls.	2047 N. 33rd St. 17th Dist.
	Action:	Granted 3 yrs.	
	Motion:	Catherine Doyle moved to grant the appeal. Seconded by Scott Winkler.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<p>1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.</p> <p>2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof.</p> <p>3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.</p> <p>4. That this Variance is granted for a period of three (3) years, commencing with the date hereof.</p>	
3	24140 Special Use	Jacqueline Dickinson, Property Owner Request to occupy the premises as a day care facility for 17 children in units #1 and #2, 4 wks-11 yrs, Monday-Friday 6:00 am-11:30 pm.	1941 W. Hope Av. 1st Dist.
	Action:	Granted 3 yrs.	
	Motion:	Scott Winkler moved to grant the appeal. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<p>1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.</p> <p>2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof.</p> <p>3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.</p> <p>4. That the petitioner obtains an occupancy permit and complies with current State commercial code for day cares.</p> <p>5. That the two units on the second floor remain occupied as residential units.</p> <p>6. That the four parking spaces in the rear of the building are available for parents to drop off and pick up children.</p> <p>7. That the play area is not utilized after 8:00 p.m.</p> <p>8. That this Special Use is granted for a period of three (3) years, commencing with the date hereof.</p>	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
4	24177 Use Variance	United States Cellular, Lessee Request to replace the existing mono-pole with a new transmission tower attached to the existing structure.	2275 N. Lincoln Memorial Dr. 3rd Dist.
	Action:	Adjourned	
	Motion:	Scott Winkler moved to grant the appeal. Seconded by Henry Szymanski	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
5	24072 Special Use	Sprint PCS, Lessee Request to construct a monopole transmission tower 75 ft. in height.	6155 W. Forest Home Av. 11th Dist.
	Action:	Dismissed	
	Motion:	Catherine Doyle moved to dismiss the appeal. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
6	24228 Use Variance	Michael Oberbrunner Blessed Hope Brethren In Christ Church; Lessee Request to occupy the premises as a church.	5405 S. 9th St. A/K/A 5375 S. 9th St. 13th Dist.
	Action:	Dismissed	
	Motion:	Catherine Doyle moved to dismiss the appeal. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
7	24347 Use Variance	Ken Cecil, Prospective Buyer Request to construct a residential dwelling in a flood plain district.	5416 N. 12th St. 1st Dist.
	Action:	Dismissed	
	Motion:	Catherine Doyle moved to dismiss the appeal. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
8	24141 Special Use	CCTR Group, Inc., Prospective Buyer Request to continue occupying the premises as a social service facility.	5151 N. 35th St. 1st Dist.
	Action:	Dismissed	
	Motion:	Catherine Doyle moved to dismiss the appeal. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
9	24313 Special Use	Bartolotta's Lake Park Bistro John Wise, Agent; Lessee Request to extend the hours of music from 10:30 to 11:00 PM (an existing Type 'A' restaurant).	2776 N. Lake Park Rd. A/K/A 3133 E. Newberry Bl. 3rd Dist.
	Action:	Dismissed	
	Motion:	Catherine Doyle moved to dismiss the appeal. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
10	24356	Jim Weinmann, U.S. Cellular; Lessee Request to construct a telecommunication tower on the premises.	782-96 N. Milwaukee St. 4th Dist.
	Action:	Dismissed	
	Motion:	Catherine Doyle moved to dismiss the appeal. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
11	24317 Dimensional Variance	William Walker, Property Owner Request to construct an addition to the existing residential dwelling without the required lot coverage.	5720 N. 77th St. 5th Dist.
	Action:	Dismissed	
	Motion:	Catherine Doyle moved to dismiss the appeal. Seconded by Henry Szymanski	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
12	24385 Special Use	Mike Sanfillipo, Property Owner Request to construct a 1800 sq. ft. addition to the existing motor vehicle pumping station, convenience store, car wash, restaurant (to be converted to a general retail establishment) and occupy it as a type 'A' restaurant.	605 S. 1st St. A/K/A 611-43 S. 1st St. 12th Dist.
	Action:	Granted	
	Motion:	Catherine Doyle moved to grant the appeal. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<p>1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.</p> <p>2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof.</p> <p>3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.</p> <p>4. That all previous conditions of the Board regarding this property are complied with.</p> <p>5. That site illumination must meet the lighting standards of s.295-409 of the Milwaukee Zoning Code adopted by the Common Council (file # 991763).</p> <p>6. That signage must meet the signage standards of s.295-407 of the Milwaukee Zoning Code adopted by the Common Council (file # 991763).</p> <p>7. That the petitioner take all measures necessary to control litter, loitering, and loud noise on the premises, including, but not limited to, hiring private personnel if necessary.</p> <p>8. That landscaping and screening is maintained in a manner that meets the intent of city code.</p> <p>9. That this Special Use is granted for a period of time commencing with the date hereof and expiring on July 10, 2010.</p>	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
13	24375 Special Use/ Variance	John Karampelas, Property Owner Request to occupy the premises as a type 'B' restaurant with a drive thru facility.	530 W. Layton Av. 13th Dist.
	Action:	Granted 10 yrs.	
	Motion:	Catherine Doyle moved to approve the appeal. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That the site plan and landscaping plan be revised to include an identifiable pedestrian link between the building entrance and the sidewalk along W. Layton Ave. 5. That landscaping and screening is implemented and maintained in a manner that is consistent with city code. 6. That site illumination must meet the lighting standards of s.295-409 of the Milwaukee Zoning Code adopted by the Common Council (file # 991763). 7. That the proposed pylon sign be reduced to a height not exceeding 15 feet and an area not exceeding 50 square feet. 8. That signage must meet the signage standards of s.295-407 of the Milwaukee Zoning Code adopted by the Common Council (file # 991763). 9. That the petitioner take all measures necessary to control litter, loitering, and loud noise on the premises, including, but not limited to, hiring private personnel if necessary. 10. That this Special Use and that this Variance is granted for a period of ten (10) years, commencing with the date hereof 	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
14	24345 Dimensional Variance	Mark S. Morley Christina E. Edgerton; Property Owner Request to raze the existing garage and construct a 22 ft. x 26 ft. detached garage.	3021 S. Wentworth Av. 14th Dist.
	Action:	Granted	
	Motion:	Catherine Doyle moved to approve the appeal. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the petitioner build in accordance with plans submitted. 4. That this Variance is granted to run with the land.	
15	24391 Special Use	Bay View Community Center Property Owner Request to continue occupying the premises as a community center.	1320 E. Oklahoma Av. 14th Dist.
	Action:	Adjourned	
	Motion:	This item was adjourned at the request of an interested party and will be rescheduled at the next available hearing.	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
16	24362 Special Use	Hosanna SDA Church, Lessee Request to occupy a portion of the premises as a church.	10136 W. Fond Du Lac Av. Suite #3 15th Dist.
	Action:	Granted 2 yrs.	
	Motion:	Catherine Doyle moved to approve the appeal. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<p>1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.</p> <p>2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof.</p> <p>3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.</p> <p>4. That signage must meet the signage standards of s.295-407 of the Milwaukee Zoning Code adopted by the Common Council (file # 991763).</p> <p>5. That this Special Use is granted for a period of two (2) years, commencing with the date hereof.</p>	
17	24267 Dimensional Variance	Rev. Maddie Turner Sr., Property Owner Request to occupy the premises as a church without the required parking.	2028-34 N. Cherry St. 17th Dist.
	Action:	Adjourned	
	Motion:	This item was adjourned at the request of the Department of Public Works and will be rescheduled at the next available hearing.	
18	24371 Use Variance	Rev. Maddie Turner, Property Owner Request to raze the existing church and occupy the premise as a parking lot.	2033 W. Cherry St. A/K/A 1442 N. 21st St. 17th Dist.
	Action:	Adjourned	
	Motion:	This item was adjourned at the request of an interested party and will be rescheduled at the next available hearing.	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
19	24333 Special Use	George Noble, Property Owner Request to occupy the premises as a day care facility for 8 children, 6wks-12yrs, Monday-Sunday 6:00am-10:00pm.	1036 W. Wright St. A/K/A 1036-38 W. Wright St. 17th Dist.
	Action:	Adjourned	
	Motion:	This item was adjourned at the request of an interested party and will be rescheduled at the next available hearing.	
20	24388 Use Variance	George Noble, Property Owner Request to occupy the premises as a grocery store.	1038 W. Wright St. A/K/A 1036-38 W. Wright St. 17th Dist.
	Action:	Adjourned	
	Motion:	This item was adjourned at the request by an interested party and will be rescheduled at the next available hearing.	
21	24352 Dimensional Variance	Kenneth & Sandra Silmon Property Owner Request to occupy the premises as a Community Based Residential Facility (CBRF) for 8 adults.	4104 N. 63rd St. 2nd Dist.
	Action:	Adjourned	
	Motion:	This item was adjourned at the request of the Department of City Development and will be rescheduled at the next available hearing.	
22	24384 Special Use	Byron Allen Artis, Lessee Request to continue occupying a portion of the premises as a motor vehicle service facility.	5656 N. 76th St. 2nd Dist.
	Action:	Adjourned	
	Motion:	This item was adjourned at the request of an interested party and will be rescheduled at the next available hearing.	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
23	24386 Special Use	Tracy & Earl Phillips, Property Owner Request to occupy the premises as a day care facility for 8 children, 6mo.-12yrs, Monday-Sunday 6:00am-12:00am.	4628 N. 70th St. 2nd Dist.
	Action:	Adjourned	
	Motion:	This item was adjourned at the request of an interested party and will be rescheduled at the next available hearing.	
24	24344 Special Use	Flent Watson, Lessee Request to occupy the premises as a 24 hr. day care center for 65 children, 4wks-13yrs, Monday-Saturday.	2639 W. Clybourn St. A/K/A 2631-39 W. Clybourn St. 4th Dist.
	Action:	Granted 3 yrs.	
	Motion:	Catherine Doyle moved to approve the appeal. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That the petitioner obtains an occupancy permit and complies with current State commercial code for day cares. 5. That the barbed wire is removed from the top of the cyclone fence. 6. That signage conforms to the sign standards of the Milwaukee Zoning Code adopted by the Common Council (file # 991763). 7. That the outdoor play area is separated from the parking area / vehicle operating area by some type of physical barrier such as bollards. 8. That this Special Use is granted for a period of three (3) years, commencing with the date hereof. 	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
25	24327 Dimensional Variance	Bobbie J. Davis, Lessee Request to occupy the premises as a Community Based Residential Facility (CBRF) for 6 adults (developmentally disabled).	8613 W. Fond Du Lac Av. 5th Dist.
	Action:	Adjourned	
	Motion:	This item was adjourned at the request of an interested party and will be rescheduled at the next available hearing.	
26	24350 Special Use	Evangelical Covenant Church Property Owner Request to occupy a portion of the premises as a day care center for 12 children, ages 3 - 4 yrs., from 8:45 a.m - 11:45 a.m.	7727 W. Center St. A/K/A 7725 W. Center St. 5th Dist.
	Action:	Granted 10 yrs.	
	Motion:	Catherine Doyle moved to grant the appeal. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That this Special Use is granted for a period of ten (10) years, commencing with the date hereof. 	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
27	24366 Use Variance	Goodwill Industries of Southeastern WI, Inc., Lessee Request to continue occupying the premises as an adult day care center for 35 developmentally disabled adults. Action: Granted 5 yrs. Motion: Catherine Doyle moved to grant the appeal. Seconded by Henry Szymanski. Vote: 4 Ayes, 0 Nays, 1 C. Zetley Abstained. Conditions of Approval: 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That all previous Board approved conditions regarding this site are complied with. 5. That this Special Use is granted for a period of five (5) years, commencing with the date hereof.	4240 N. 78th St. 5th Dist.
28	24328 Use Variance	Mark R. Noel, Property Owner Request to use the front yard setback for off street parking. Action: Granted Motion: Catherine Doyle moved to grant the appeal. Seconded by Henry Szymanski. Vote: 4 Ayes, 0 Nays, 1 C. Zetley Abstained. Conditions of Approval: 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the petitioner build in accordance with plans submitted. 4. That this Variance is granted to run with the land.	214 E. Lloyd St. 6th Dist.

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
29	24367 Special Use	Shiloh Tabernacle, Property Owner Request to occupy the premises as a church, community center, and a recreation facility.	3418 N. Martin Luther King Dr. 6th Dist.
	Action:	Granted 10 yrs.	
	Motion:	Catherine Doyle moved to grant the appeal. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<p>1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.</p> <p>2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof.</p> <p>3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.</p> <p>4. That landscaping and screening plans for the parking area, which meet the intent of s.295-75, are submitted to the Board of Zoning Appeals and approved by the Zoning Administration Group prior to the issuance of any permits.</p> <p>5. That signage conforms to the sign standards of the Milwaukee Zoning Code adopted by the Common Council (file # 991763).</p> <p>6. That this Special Use is granted for a period of ten (10) years, commencing with the date hereof.</p>	
30	24393 Use Variance	Ryan Osheim, Property Owner Request to park in the side setback of the premises.	1012 E. Wright St. A/K/A 1012 E. Wright St. Apt #2 6th Dist.
	Action:	Dismissed	
	Motion:	Catherine Doyle moved to dismiss the appeal. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
31	24351 Special Use	Cendell LLC Prop., Lessee Request to occupy the premises as a tavern. Action: Granted 5 yrs. Motion: Catherine Doyle moved to grant the appeal. Seconded by Henry Szymanski. Vote: 4 Ayes, 0 Nays, 1 C. Zetley Abstained. Conditions of Approval: 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That any area used for parking must be paved per city code. 5. That this Special Use is granted for a period of five (5) years, commencing with the date hereof.	2679 N. 30th St. 7th Dist.
32	24373 Special Use	Daryl Olszewski Other Request to occupy a portion of the existing school as a day care center for 40 children, ages 3 - 14 yrs., from 6 a.m. to 6 p.m. Action: Adjourned Motion: This item was adjourned at the request of an interested party and will be rescheduled at the next available hearing.	2647 N. 51st St. A/K/A 5131 W. Center St. 7th Dist.
33	24250 Special Use	Darshan Dhaliwal, Bulk Petroleum Corp.; Request to continue occupying the premises as a motor vehicle pumping station with the expansion of the convenience store. Action: Adjourned Motion: This item was adjourned by staff and will be rescheduled at the next available hearing.	1909 W. Hopkins St. 7th Dist.

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
34	24374 Special Use	<p>Greg Schaal, Lessee</p> <p>Request to occupy a portion of the premises as a motor vehicle repair facility.</p> <p>Action: Granted 3 yrs.</p> <p>Motion: Catherine Doyle moved to grant the appeal. Seconded by Henry Szymanski.</p> <p>Vote: 4 Ayes, 0 Nays, 1 C. Zetley Abstained.</p> <p>Conditions of Approval:</p> <ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That this Special Use is granted for a period of three (3) years, commencing with the date hereof. 	<p>1623 S. 38th St. 8th Dist.</p>
35	24389 Dimensional Variance	<p>City of Milwaukee Public Schools Property Owner</p> <p>Request to construct a 7200 sq. ft. addition to the existing school to provide additional class rooms.</p> <p>Action: Granted</p> <p>Motion: Catherine Doyle moved to grant the appeal. Seconded by Henry Szymanski.</p> <p>Vote: 4 Ayes, 0 Nays, 1 C. Zetley Abstained.</p> <p>Conditions of Approval:</p> <ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the petitioner build in accordance with plans submitted. 4. That the building addition use colors and materials that match the existing building. 5. That revised site, and elevation plans are submitted to the Board of Zoning Appeals and approved by the Zoning Administration Group prior to plan examination plan submission. The revised plans should include landscaping along the northern and western facades of the building addition. 6. That this Variance is granted to run with the land. 	<p>1711 S. 35th St. 8th Dist.</p>

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
36	24330 Special Use	LaFreddie Hunt Jr., Lessee Request to occupy the premises as a community center.	3904-22 W. Villard Av. 9th Dist.
	Action:	Granted 5 yrs.	
	Motion:	Catherine Doyle moved to grant the appeal. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That the windows along Villard Ave remain as clear glass and are maintained in an attractive manner. 5. That the petitioner take all measures necessary to control litter, loitering, and loud noise on the premises, including, but not limited to, hiring private personnel if necessary. 6. That this Special Use is granted for a period of five (5) years, commencing with the date hereof. 	
37	24382 Special Use	Paul Hansen, Lessee Request to raze the existing structure and construct a new motor vehicle repair center.	5714 W. North Av. A/K/A 5710-16 W. North Ave. 16th Dist.
	Action:	Granted 10 yrs.	
	Motion:	Catherine Doyle moved to grant the appeal. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That this Special Use is granted for a period of ten (10) years, commencing with the date hereof. 	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
38	24231 Special Use	C.W. Purpero, Inc. Lessee Request to occupy the premises as a crushing and recycling facility.	3282 N. 35th St. 10th Dist.
	Action:	Adjourned	
	Motion:	Scott Winkler moved to adjourn this appeal. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
39	24394 Special Use	Pain Management & Treatment Center, S.C. Prospective Buyer Request to occupy the premises as a health clinic.	8901 N. 76th St. 15th Dist.
	Action:	Granted 10 yrs.	
	Motion:	Catherine Doyle moved to grant the appeal. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That signage conforms to the sign standards of the Milwaukee Zoning Code adopted by the Common Council (file # 991763). 5. That this Special Use is granted for a period of ten (10) years, commencing with the date hereof. 	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
40	24392 Use Variance	Milwaukee Women's Center Property Owner	923-25 S. 24th St. 8th Dist.
		Request to construct an addition to the existing emergency residential shelter care facility and increase the number of occupants from 19 to 25.	
	Action:	Granted	
	Motion:	Catherine Doyle moved to grant the appeal. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<p>1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.</p> <p>2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof.</p> <p>3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.</p> <p>4. That the petitioner work with the Zoning Administration Group on a revised elevation plan for the building's south facade. The petitioner must submit revised drawings that reflect these changes to the Board of Zoning Appeals for Zoning Administration Group review and approval. Plans submitted to the Plan Examination Section must be consistent with the final Zoning Administration Group approved plan, or no permits will be issued.</p> <p>5. That this Variance is granted for a period of ten time commencing with the date hereof and expiring on April 20, 2005.</p>	

<u>Item</u> <u>No.</u>	<u>Case No./</u> <u>Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
---------------------------	--------------------------------------	--------------------	------------------------------------

Other Business:

Board member Winkler moved to approve the minutes of the July 11, 2002 meeting. Seconded by Board member Szymanski. Unanimously approved.

The Board set the next meeting for September 5, 2002.

Board member Winkler moved to adjourn the meeting at 2:32 p.m.. Seconded by Board member Szymanski. Unanimously approved.

BOARD OF ZONING APPEALS

Secretary of the Board

<u>Item</u> <u>No.</u>	<u>Case No./</u> <u>Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
---------------------------	--------------------------------------	--------------------	------------------------------------